

**28 Ranch Avenue, Glenbrook, NSW 2773**

**CHAPMAN**

**Sold House**

Monday, 14 August 2023

28 Ranch Avenue, Glenbrook, NSW 2773

**Bedrooms: 3**

**Bathrooms: 1**

**Parkings: 1**

**Area: 967 m2**

**Type: House**



Kate Spence



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**\$920,000**

Location – Proudly occupying an approx. 967sqm of Glenbrook village side land, on the cusp of Blue Mountains National Parkland, you are within 2km approx. to the village shops, train station, parks and local bush walking tracks whilst also enjoying the serenity of a quiet street. Style – A welcoming open plan family home with lovely light filled living spaces, brick rendered and tiled roof with a lush bush outlook. This is your stepping stone in to desirable Village side living in Glenbrook. Layout – Stepping in from the timber deck entry, you are greeted with a light-filled lounge room to the left featuring floor to ceiling windows and providing easy access through to the centrally located open plan kitchen and dining space. A second living area, cosily carpeted, overlooks the backyard and cleverly features a greenhouse window, inviting light and leafy greenness in to the space. The three bedrooms are well placed down the hallway to the right of the home, serviced by the family bathroom with individual bath and shower and separate toilet. Access to the yard leads past a good sized laundry housing a convenient 2nd toilet on the lower level, perfect for whilst utilising the yard. Enjoy the enclosed sunroom positioned well to overlook the backyard and be accessible from the extended paved driveway and carport creating a brilliant entertaining space. Features – Offering homely creature comforts such as polished timber floorboards throughout, carpet to second living space, gas points in the living and dining spaces for heating and split system air conditioning for additional comfort. Modernised open-plan kitchen with stainless steel appliances, including dishwasher, and breakfast bar. The bedrooms all have ceiling fans and bedrooms 2 and 3 have external window shutters. Additional storage space is provided with under house storage, easily accessed from the driveway, and the beautiful established trees and garden planning invoke that sense of a well-established home. With scope for your own design ideas this Glenbrook village home lends itself to become a lovely masterpiece to be enjoyed. Disclaimer: All information contained herein is gathered from sources we believe to be reliable. However, we cannot guarantee its accuracy and interested persons should rely on their own inquiries.